

LAND DEVELOPMENT COMMITTEE

May 13, 2015

Present: X Thomas M. Ryan, Chairman, Mercer County Planning Board
 X Bill Agress, Vice-Chairman, Mercer County Planning Board
 X Donna Lewis, Planning Director, Mercer County Planning Division
 X Greg Sandusky, Mercer County Engineer

| <u>Type of Development</u> | <u>Name of Development</u> | <u>Municipality/Street/Block/Lot</u> |
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| 1. Site Plan MC #15-801 | Galleria @ Twin Rivers | East Windsor Township 680 Route 33 East Block 20.08, Lot 280 & 282 |
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Approved with conditions: Construction of a 24,575(sf) retail building with 130 associated parking spaces.

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| 2. Subdivision & Site Plan MC #15-104 | Roebing Block 3 Redevelopment (Mercer County Improvement Auth.) | City of Trenton Hamilton, Clark & Elmer Streets Block 15901, Lots 1, 2 & 3 |
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Approved with conditions: Subdivision of the 7.10(ac) developed property into six (6) new lots. Redevelopment of vacant warehouses as a mixed use development in accordance with the Roebing Complex Redevelopment Area Plan to occur in three (3) phases. Phase I-A to consist of the modification of the existing building and Phase I-B to consist of development of 190 residential loft units, 7249(sf) of restaurant space and 2,500(sf) of retail space. Construction of 286 parking spaces and site improvements will also occur during Phase I-B. Phase II will consist of the modification of existing buildings 110 and 114.

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| 3. Site Plan MC #15-103 | Proposed Family Dollar | City of Trenton Calhoun & Southard Streets Block 8604, Lots 25 – 29 |
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Approved with conditions: Remove existing building and construction of a new 8,400(sf) Family Dollar Retail Store with site improvements and 17 parking spaces.

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| 4. Site Plan Amendment MC #15-201 | Big Bear Properties, LLC (Hartel Timber Services) | Hopewell Township 1559 Reed Road Block 91, Lot 19 |
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Approved with conditions: Amendment to approved site plan MC#14-2014 for use of property for a timber service business and a residential home. The applicant proposes to continue to use the existing single-family residential dwelling and proposes to build a 9,600(sf) office/storage building to support the timber service business. A paved driveway on the southwestern side of the property is proposed and the construction of a stone/concrete parking area in front of the proposed building. The parking area will also include a storage area for wood chips and firewood. There will be eight (8) additional parking spaces in addition to eight (8) truck spaces for the timber service business.

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| 5. Site Plan MC #15-902 | Singh Development | Robbinsville Township US Route 130 Southbound Block8, Lot 21 |
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Approved with conditions: Construction of a two-story 30,000 GSF retail/office building with 160 parking spaces on a 3.5(ac) vacant lot.

| <u>Type of Development</u> | <u>Name of Development</u> | <u>Municipality/Street/Block/Lot</u> |
|---|----------------------------|--|
| 6. Minor Subdivision MC #15-403 | 1058 River Road | Ewing Township 1058 River Road Block 423.01, Lot 183 |
| <u>Approved:</u> Lot line adjustment to create two (2) new residential lots with existing dwellings. | | |

* The Land Development Committee reserves the right to remove an application from this agenda if the applicant fails to provide the missing items at or before this meeting that are necessary to make the subject application complete.